

Ref.

36-2-66V

34-45

029138

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS,

THAT, **ALBERT J. GIROUX**, duly appointed and acting personal representative of the **ESTATE OF NAOMI M. GIROUX**, deceased, whose Will was duly admitted to Probate in the Probate Court for Kennebec County, Maine, by the power conferred by law, and every other power, grants to **ALBERT J. GIROUX** of Waterville, Kennebec County, Maine, whose mailing address is 177 Water Street, Waterville, Maine 04901, being the person entitled to distribution, real property in Waterville, Kennebec County, Maine described as follows:

PARCEL ONE:

A certain lot or parcel of land with any buildings thereon, situated in said Waterville and bounded Easterly about fifty-one feet by Water Street; Southerly about fifty feet by Paris Street; Westerly by land (about forty-one feet) supposed to be owned by Daniel Libby; Northerly about fifty feet by land of Mrs. I.S. Bangs.

Meaning and intending to convey the property devised unto Naomi M. Giroux by the Will of Eva Letourneau whose Abstract of Will is recorded in the Kennebec County Registry of Deeds in Book 856, Page 394. This also being the property acquired by Joseph Letourneau and Eva Letourneau from J.L. Merrick dated September 25, 1902 and recorded in the Kennebec County Registry of Deeds in Book 448, Page 153.

PARCEL TWO:

A certain lot or parcel of land with any buildings thereon, situated in said Waterville and bounded and described as follows:

Commencing at the Southwest corner of land of said Joseph Letourneau, thence running Northerly on said Letourneau's West line forty-one feet more or less to land of Mrs. Bangs; thence Westerly on said Bangs' South line twenty-five feet more or less to land of Mary Pooler; thence Southerly on said Mary Pooler's East line forty-one feet more or less to Paris Street; thence Easterly on said Paris Street twenty-five feet more or less to the point begun at.

Excepting from the above, however, a certain lot or parcel of land situated on Paris Street in said Waterville, and bounded and described as follows:

Beginning at an iron pin in the northerly line of said Paris Street at the southwesterly corner of premises owned by Naomi M. Giroux and more fully described in a deed from Mary B. Ranco to Joseph and Eva Letourneau dated February 4, 1910 and recorded in Kennebec Registry of Deeds, Book 499, Page 459; thence proceeding easterly along said northerly line of Paris Street five and 88/100 (5.88) feet to an iron pin; thence proceeding northeasterly at an angle of ninety (90°) degrees with said northerly line of Paris Street twenty-six and 42/100 (26.42) feet, more or less, to the easterly line of premises owned by Donald G. and Cecile R. Pooler and more fully described in deed of Ada Poulin dated October 9, 1951 recorded in Kennebec Registry of Deeds, Book 910, Page 372; thence proceeding southwesterly along the easterly line of said premises of Donald G. and Cecile R. Pooler twenty-seven and 15/100 (27.15) feet, more or less, to the point of beginning.

Meaning and intending to convey a portion of the property devised unto Naomi M. Giroux by the Will of Eva Letourneau whose Abstract of Will is recorded in the Kennebec County Registry of Deeds in Book 856, Page 394. This also being a portion of the property acquired by Joseph Letourneau and Eva Letourneau from Mary B. Ranco, dated February 4, 1910 and recorded in the Kennebec County Registry of Deeds in Book 499, Page 459.

PARCEL THREE:

A certain lot or parcel or land with any buildings thereon, situated in said Waterville and bounded and described as follows:

Beginning at an iron pin in the northeasterly corner of premises acquired by Donald G. and Cecile R. Pooler by deed of Ada Poulin dated October 9, 1951 and recorded in Kennebec Registry of Deeds, Book 910, Page 372; thence proceeding westerly along the northerly line of said premises three (3) feet to an iron pin; thence proceeding southwesterly at an angle of ninety (90°) degrees with the northerly line of said premises thirteen and one-half (13.5) feet, more or less, to the westerly line of premises of Naomi Giroux as described in deed of Mary B. Ranco to Joseph and Eva Letourneau dated February 4, 1910 and recorded in Kennebec Registry of Deeds, Book 499, Page 459; thence proceeding northwesterly along said Giroux's westerly line thirteen and 85/100 (13.85) feet, more or less, to the point of beginning.

Meaning and intending to convey the property acquired by Naomi Giroux from Donald G. Pooler and Cecile R. Pooler dated July 29, 1954 and recorded in the Kennebec County Registry of Deeds in Book 982, Page 152.

The above described parcels are conveyed and distributed to the said **ALBERT J. GIROUX**, SUBJECT to the conditions and/or restrictions as outlined in the Will of Naomi M. Giroux which has been duly admitted to Probate in the Probate Court for Kennebec County, Maine. Reference is made to the Abstract of Will of Naomi M. Giroux which is recorded in the Kennebec County Registry of Deeds in Book 3444, Page 143.

WITNESS my hand this 2 day of December, 1988.

WITNESS:

Bruce A. Carrier

ESTATE OF NAOMI M. GIROUX

By: Albert J. Giroux
Albert J. Giroux
Personal Representative

STATE OF MAINE
County of Kennebec, ss.

December 2, 1988

Then personally appeared the above-named **ALBERT J. GIROUX** in his capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Bruce A. Carrier
Bruce A. Carrier
Attorney at Law

RECEIVED KENNEBEC SS.

1988 DEC -9 AM 9:00

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